

Briefing Notes for Meeting with
Senate and House Appropriations Staffers

JUSTIFICATION AND BACKGROUND OF REQUIREMENT FOR

85,000 SQ. FT.: This requirement dates from December 1975 when DCI Colby approved our request to acquire an additional 82,000 sq. ft. of office space. More history prior 75.

* Justification of this requirement was reviewed by GSA, and their representatives toured Headquarters complex and validated our need.

a. Basic justification was extreme overcrowding of Headquarters Building. (Show shrinking man chart.)

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was made to go for only 85,000 (as our long-term desire is for new building on Headquarters compound).

b. In addition to office space needs, there was a need to convert space for technical systems. This is continuation of trend since we occupied the building, and we now have 10 percent of floor space in building in specialized computer-based systems space, i.e., 100,000 sq. ft. with more requirements planned for technical collection and dissemination systems.

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Response to Specific Questions
from Mr. Fellenbaum

- The reason we did not go prospectus at the time of our original requirement in 1975 was that the then going rate on rental property for this amount of space did not exceed^b \$500,000. Hence, no prospectus required.
- Because of the delays, moratoriums in bureaucratic fumbling of GSA, the current three year delay has since ^{BELOW} increased rates from \$6 per sq. ft. to \$8 and up. Hence, to obtain the same amount of space clearly throws us into prospectus requirements.
- Additionally, GSA has been waiving on whether or not the prospectus requirement includes site preparation of new space to meet special requirements. If so, these costs must be amortized over the period of the lease and included in the base figure for prospectus.
- In a best ^{BEST} ~~guess~~ situation, going prospectus would delay ultimate occupancy by at least 18 months and, given the current disarray in GSA, would possibly be closer to 24-36 months. If prospectus requires more detailed statement of requirements by CIA (environmental impact, coordination

with local governments, etc.), several reviews by GSA staffers, OMB approval, then to Public Works Committee for hearing and approval, then back to GSA for action, it could be as much as 18 months before GSA could go out on the street to look for space and another 18 months to 2 years before beneficial occupancy.

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- Most critical impact is current overcrowding in our computer centers and the facilities support required. We need space to expand current operations as well as to receive and install new systems already programmed for implementation.
- Highlight overcrowded situation in Computer Center, safety risks, and fragile utilities support systems.

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